

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, JUNE 27, 2017

1:30 P.M.

**CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, JUNE 27, 2017 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. ZONING DOCKET 045/17** – Request by the Non-Flood Protection Asset Management Authority for a text amendment to Article 14, Section 14.2.A Permitted and Conditional Uses (Table 14-1) of the Comprehensive Zoning Ordinance to establish the uses of “Public Market,” “Restaurant, Standard,” “Restaurant, Specialty,” “Live Entertainment – Secondary Use,” and “Retail Goods Establishment” as permitted uses in the S-LP Lake Area Neighborhood Park District with each use containing a footnote that the permitted uses are restricted to the existing Shelter 1 and Shelter 2 facilities at their original constructed locations. This language may be modified as appropriate to meet the intent as outlined. (NJ) **(DEFERRED FROM THE MAY 23, 2017 CITY PLANNING COMMISSION MEETING)**

- 2. ZONING DOCKET 050/17** – Request by the New Light Baptist Church of New Orleans, Inc. for a zoning change from an LI Light Industrial District to an HU-RD2 Historic Urban Two-Family Residential District, on Square 606, Lots 1 through 5, in the Third Municipal District, bounded by Feliciana Street, North Villere Street, North Robertson Street, and Montegut Street. The municipal address is 1400 Feliciana Street. (PD 7) **(KB) (DEFERRED FROM THE JUNE**

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B. NEW BUSINESS:

- 3. ZONING DOCKET 053/17** – Request by JRFass Enterprises, LLC for an amendment to Ordinance No. 26,762 MCS (Zoning Docket 094/15) to delete proviso 4, which requires the use of a permeable paving material for parking stalls and grading of the site to drain in the direction of the permeable paving area, and proviso 10, which requires landscaping subject to the requirements of the former Comprehensive Zoning Ordinance, for a specialty restaurant with a drive-through facility on Square 303, Lot 19-A, in the Second Municipal District, bounded by Canal, North Tonti, North Miro and Iberville Streets. The municipal address is 2323 Canal Street. (PD 4) **(DA)**
- 4. ZONING DOCKET 054/17** – Request by Annunciation, LLC for a planned development to permit a multi-family residential development in an HU-RD2 Historic Urban Two-Family Residential District, on a portion of an undesignated lot on Square 492, in the Third Municipal District, bounded by Marais, Mandeville, Urquhart, and Spain Streets. The municipal addresses are 1209-1221 Mandeville Street and 2301 Marais Street. (PD 7) **(NK)**
- 5. ZONING DOCKET 055/17** – Request by ENTI, LLC for a conditional use to permit the sale of alcoholic beverages for on-premises consumption at a specialty restaurant in a CBD-6 Urban Core Neighborhood Intensity Mixed-Use District, on Square 162, Lots Y and Z, in the First Municipal District, bounded by Magazine, Girod, Julia, and Camp Streets. The municipal addresses is 725 Magazine Street. (PD 1A) **(TJ)**
- 6. ZONING DOCKET 056/17** – Request by City Council Motion M-17-182 for a conditional use to permit a community center in an HU-RM1 Historic Urban Multi-Family Residential District, on Square 303, Lot 1, in the Fourth Municipal District, bounded by Third Street, Loyola Avenue, Fourth Street, and South Saratoga Street. The municipal addresses are 2134-2138 Third Street. (PD 2) **(BP)**
- 7. ZONING DOCKET 057/17** – Request by Whitman Wilcox, IV and Rochelle Wilcox for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1 Historic Urban Neighborhood Business District, on Square 1360, Lot D or 33, in the Third Municipal District, bounded by North Broad Street, D'Abadie Street, Onzaga Street, and Rousselin Drive. The municipal addresses are 1666-1668 North Broad Street. (PD 4) **(CB)**
- 8. ZONING DOCKET 058/17** – Request by City Council Motion M-17-247 for a text amendment to Article 24 of the Comprehensive Zoning Ordinance to revise signage regulations that are applied to hospitals. **(SL)**

9. **SUBDIVISION DOCKET 052/17** – Request by 917 Conti, LLC to re-subdivide Lots D, E and F into proposed Lot F-1, Square 91, in the Second Municipal District, bounded by Conti, Burgundy, Dauphine, and Saint Louis Streets. The municipal addresses are The municipal addresses are 917-923 Conti Street. (PD 1B) (TM)
10. **PROPERTY DISPOSITION 001/17** – Consideration of the sale of a portion of Riverside Parcel 1, bounded by the Riverfront Rail Corridor, Badine Street, Iberville Street, N. Peters Street, and Bienville Street, in the Second Municipal District and the acquisition of Lot CP-4-1, Square CP, bounded by Iberville Street, Badine Street, Iberville Street, N. Peters Street, and the Riverfront Rail Corridor in the Second Municipal District. (SK)
11. **RIVERFRONT OVERLAY DISTRICT STUDY** Request by City Council Motion M-16-605 for the City Planning Commission to conduct a public hearing and study to (1) recommend whether height, density, and massing bonuses along the east bank of the River in exchange for heightened development standards, as currently contemplated in Section 18.13.G of the Comprehensive Zoning Ordinance are appropriate and consistent with the Master Plan; and (2) recommend appropriate bonuses and other best practices to incentivize quality developments along the riverfront in a manner consistent with the Master Plan. (NJ/SL)

OTHER MATTERS:

- A. Adoption of the minutes of the June 13, 2017 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk